150.0	0005	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,300 / 934,300
					USE VALUE:	934,300 / 934,300
					ASSESSED:	934,300 / 934,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHENCK COREY & ERIN
Owner 2:	
Owner 3:	
Street 1:	32 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O SHAUGHNESSY JOHN L/SHEILA -
Owner 2:	-
Street 1:	32 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Aluminum Exterior and 2027 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6739.000	436,600		497,700	934,300
Total Card	0.155	436,600		497,700	934,300
Total Parcel	0.155	436,600		497,700	934,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.88 | /Parcel: 460.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

99324

GIS Ref

GIS Ref

Insp Date

06/09/18

!11771!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0005-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	436,600	0	6,739.	497,700	934,300		Year end	12/23/2021
2021	101	FV	412,600	0	6,739.	497,700	910,300		Year End Roll	12/10/2020
2020	101	FV	418,600	0	6,739.	497,700	916,300	916,300	Year End Roll	12/18/2019
2019	101	FV	343,200	0	6,739.	466,600	809,800	809,800	Year End Roll	1/3/2019
2018	101	FV	346,700	0	6,739.	385,700	732,400	732,400	Year End Roll	12/20/2017
2017	101	FV	346,700	0	6,739.	354,600	701,300	701,300	Year End Roll	1/3/2017
2016	101	FV	346,700	0	6,739.	323,500	670,200	670,200	Year End	1/4/2016
2015	101	FV	309,300	0	6,739.	317,300	626,600	626,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:04:52

LAST REV

Date	Time
02/27/20	15:43:47
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11771

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O SHAUGHNESSY J	71757-219	1	10/17/2018		960,000	No	No		
DOLAN SARA Q/DA	47040-495		3/1/2006		575,000	No	No		
BRENTON DORIS V	45795-67		8/4/2005		535,000	No	No		
BRENTON DORIS V	30499-572		8/31/1999	Family	1	No	No		
	12676-134		7/31/1974			No	No		N

USER DEFINED

Prior Id # 1:	99324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1935	Insulate	4,017	C				
10/13/2011	1285	Addition	88,000					10.5X15 1 STORY AD
7/1/2003	528	New Wind	5,240					
8/5/1993	400		21,000					BATH + 12X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
5/29/2012	Info Fm Prmt	BR	B Rossignol
1/20/2009	Meas/Inspect	372	PATRIOT
7/25/2006	MLS	HC	Helen Chinal
12/16/2005	MLS	MM	Mary M
11/22/1999	Meas/Inspect	268	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6739		Sq. Ft.	Site		0	80.	0.92	9									497,737						497,700	

Total AC/HA:	0.15471	Total SF/SM:	6739	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	497,737	Spl Credit		Total:	497,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19687498
Const Adj.:	0.98990101
Adj $ / SQ:	159.946
Other Features:	123250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	536306
Depreciation:	99753
Depreciated Total:	436553

COMMENTS

SCUTTLE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

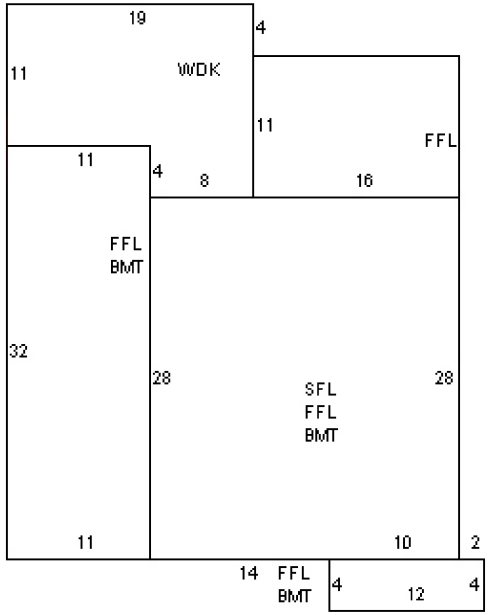
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.94
Special Features:	0	Val/Su Net:	135.04
Final Total:	436600	Val/Su SzAd	227.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	159.950	199,613
BMT	Basement	1,072	51.100	54,782
SFL	Second Floor	672	159.950	107,484
WDK	Deck	241	10.050	2,421

Net Sketched Area:	3,233			Total:	364,300
Size Ad	1920	Gross Area	3233	FinArea	2027

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0005-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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